

SOUTH WATERFRONT QUARTERLY NEWS

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New Administration Brings New Direction

Mayor Madeline Rogero was sworn in as the 68th mayor and the first woman to hold the office of mayor on Saturday, Dec. 17, 2011. Mayor Rogero emphasizes economic development radiating out from the city's center, the promotion of Knoxville as a place for outdoor recreation, and commitment to environmental protection.

"We must be bold in charting our economic future," she said, "willing to think in new ways, embracing new technologies, and working in stronger partnerships among the private and public sectors."

The South Waterfront Development Department has joined the Office of Redevelopment. Mayor Rogero named Dawn Michelle Foster as Deputy Director of Redevelopment and point person for redevelopment of the South Waterfront and several other projects.

"Dawn Michelle's expertise in project management and her commitment to public process will make sure we continue to move forward on key redevelopment projects," Mayor Rogero said. Dawn Michelle joins the redevelopment team of Bob Whetsel, Director and Anne Wallace, Project Manager.



Mayor Madeline Rogero delivered her first budget address on April 27. She promised to begin work on Suttie Landing Park.

Welcome!

We are happy to reintroduce the South Waterfront Quarterly newsletter. As before, this publication will help keep local residents and other interested parties up to date on the redevelopment of the South Knoxville Waterfront. Hard copies will be available for review at the South Knoxville and Downtown library branches. For more information, please see the City's website:

cityofknoxville.org/southwaterfront

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West Waterfront Project Updates

UT Pedestrian Bridge

Lawrie and Associates are continuing their Phase 1 work, which includes the environmental documentation and permitting based on the preferred alignment of the proposed pedestrian/bicycle bridge connecting the South Waterfront to UT. S&ME is doing the environmental work.

Riverwalk Extension

Cannon and Cannon will be completing the Design and Right of Way plans for the riverwalk extension west of the Cityview Condominiums. Negotiations with property owners are continuing with regard to slope and construction easements for the portion of the riverwalk.

Fort Dickerson Park



Mayor Rogero announced in her budget address that funding will be made available for the realignment of the entrance to Fort Dickerson Park (pictured above) on Chapman Highway. This new alignment will provide safer access and a more visible park entrance.

Residential Development

A new 2-story single-family dwelling is proposed at 513 Sunshine Circle (SW-1). This development is coming through the City's Community Development Department. Plans will be submitted for a zoning clearance review.

Henley Bridge

Work continues on the Tennessee Department of Transportation's reconstruction of the Henley Bridge. The \$24.7 million project is scheduled for completion in June 2013.

For more information, please visit the TDOT website, at www.tn.gov/henley, or on Twitter at @HenleyBridge.

Meetings

Knoxville City Council will meet at 7 p.m. on the following Tuesday nights:

July 10 & 24, Aug. 7 & 21, Sept. 4 & 18.

Brownfield Assessment Results

Under the EPA's South Waterfront Brownfields Assessment Grant, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESA). The goal of this program is to provide environmental assessments that define activities needed to make the site suitable for reuse, and to reduce regulatory delays when a project start-up occurs. Phase I ESA's have been conducted under this grant for the following properties:

- Specialty Metals and Supply Corporation, Scottish Pike
- Knox River Warehouse, Scottish Pike
- Cityview Riverwalk Extension (KCDC owned), W. Blount Avenue
- Former Mercy Healthcare Partners / Tennova (6 parcels), Blount Avenue
- Riverview Properties, Inc., Island Home Avenue, Phillips Avenue
- Regal Corporation, Langford Avenue
- Lot4R1 (KCDC owned), Langford Ave., Phillips Avenue

Based upon results of the above investigations, Phase II ESA activities have been proposed for seven of these properties to further assess environmental conditions of the selected sites. EPA has granted eligibility for the use of both petroleum and hazardous assessment grant funds as appropriate. In addition, Quality Assurance Project Plans (QAPPs) detailing the specific Phase II ESA activities proposed have been approved by EPA for six of the properties.

Field activities for the 6 properties are in various stages of completion and include the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas and ambient air. In addition, asbestos inspections, lead-based paint surveys, geotechnical soil properties testing and waste characterization activities have been performed for certain properties under the grant. Findings from the Phase I and Phase II ESAs are forwarded to EPA, the City and respective property owners upon completion.

East Waterfront Update

Baker's Creek Area

On April 4th, Camden Management Partners held a public meeting to gather input and suggestions on its proposal to construct a 182-unit luxury apartment development located near the Island Home Park neighborhood entrance. The development would include a riverwalk, boat access, and new streetscape designs. Currently, a traffic study is being conducted to evaluate existing and future traffic conditions and to make recommendations with regards to the proposed development. No formal plans have been submitted. The developer will need the results of the traffic impact study in order to move forward into preliminary design.

Historic Structures Survey

The City has completed its historic structures survey and archaeological inventory as required by the State Historic Preservation Office (SHPO) and presented its finding to the Historic Zoning Commission (HZC) on April 19th, 2012. SHPO requested that HZC members review the inventory report and provide comments. All comments were submitted to TVA as the lead regulatory agency.

Plans for Suttree Landing Park Move Forward



In her [April budget address](#), Mayor Madeline Rogero announced the City will use funds already set aside for the South Waterfront to begin work on the Suttree Landing Park (identified in the preliminary rendering above as Riverplain Park). In order to move the park construction forward, an RFQ has been published for the review of the park plans.

The 5-acre park will include a riverwalk, arboretum, play area, boat dock, and

wetland area. A brownfield assessment has been performed on the park site and a brownfield agreement is in place. Phasing and construction of particular streets associated with the park will be included in the park project. Construction is anticipated to begin by Spring 2013.

The name of the park was proposed by local residents. It is a tribute to the novel *Suttree* by acclaimed author Cormac

McCarthy, who grew up in South Knoxville.

Meanwhile, residents have a chance to enjoy the Tennessee River prior to the construction of the park. A temporary put-in area for non-motorized boats (kayaks and canoes) opened on June 20. It is open from dawn to dusk daily, through September. Thanks to local neighborhood residents and Vice Mayor Nick Pavlis for making this possible.